

Not Even a Place in Line

Public Housing & Housing Choice Voucher Capacity and Waiting Lists in Illinois

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Mid-America Institute on Poverty of Heartland Alliance



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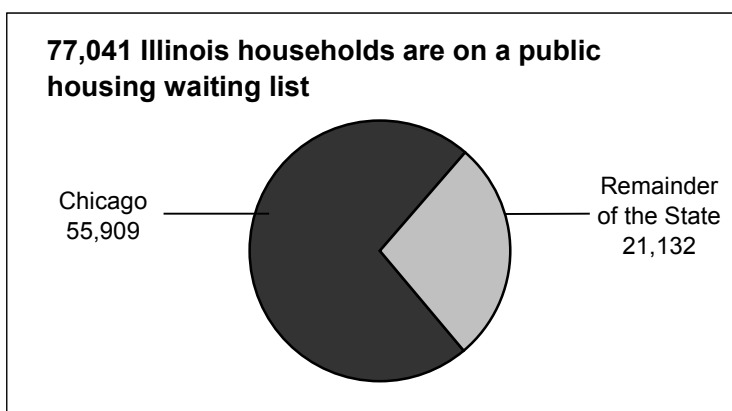
Key Findings

Illinois is currently facing a housing crisis with countless families struggling to find a home that is affordable, safe and healthy to live in. This crisis has been exacerbated by decreases in funding for federal housing programs. Housing assistance programs designed by the government to serve as the solutions to an earlier housing crisis are now severely underfunded, inadequate, and no longer a viable option for most families in need of assistance.

There are far more households in Illinois on waiting lists for public housing units than there are existing public housing units.

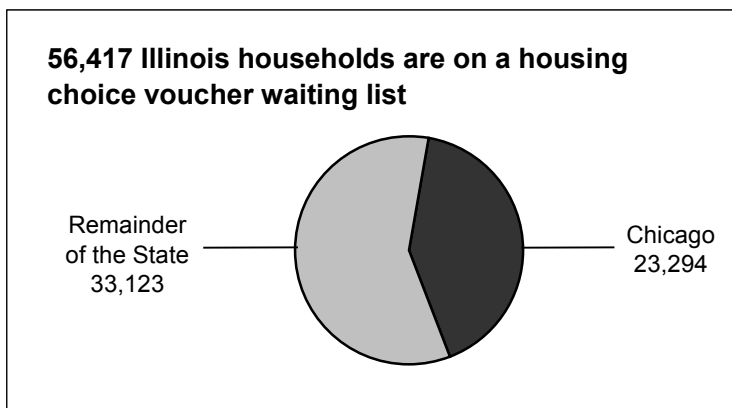
There are approximately 68,845 public housing units in Illinois. These are not all occupied as some of the public housing units may be used for non-dwelling purposes and others are being rehabilitated.

There are approximately 77,041 households on public housing waiting lists across the state. Chicago households comprise 73% of the public housing waiting lists. Seven public housing waiting lists are closed, and at least 3 were not planning to re-open within the year that the data was reported.



Over one-third of housing authorities in Illinois that offer Housing Choice Vouchers have voucher waiting lists that are closed – that is families in need of rent assistance cannot even get onto waiting lists for such assistance.

There are approximately 76,803 Housing Choice Vouchers (HCVs) in Illinois and approximately 56,417 households on Housing Choice Voucher waiting lists. Chicago households comprise 41% of the HCV waiting list. Twenty-nine of the 76 housing authorities that provide Housing Choice Vouchers have closed waiting lists, and at least 11 lists were not planning to re-open with the year that the data was reported.

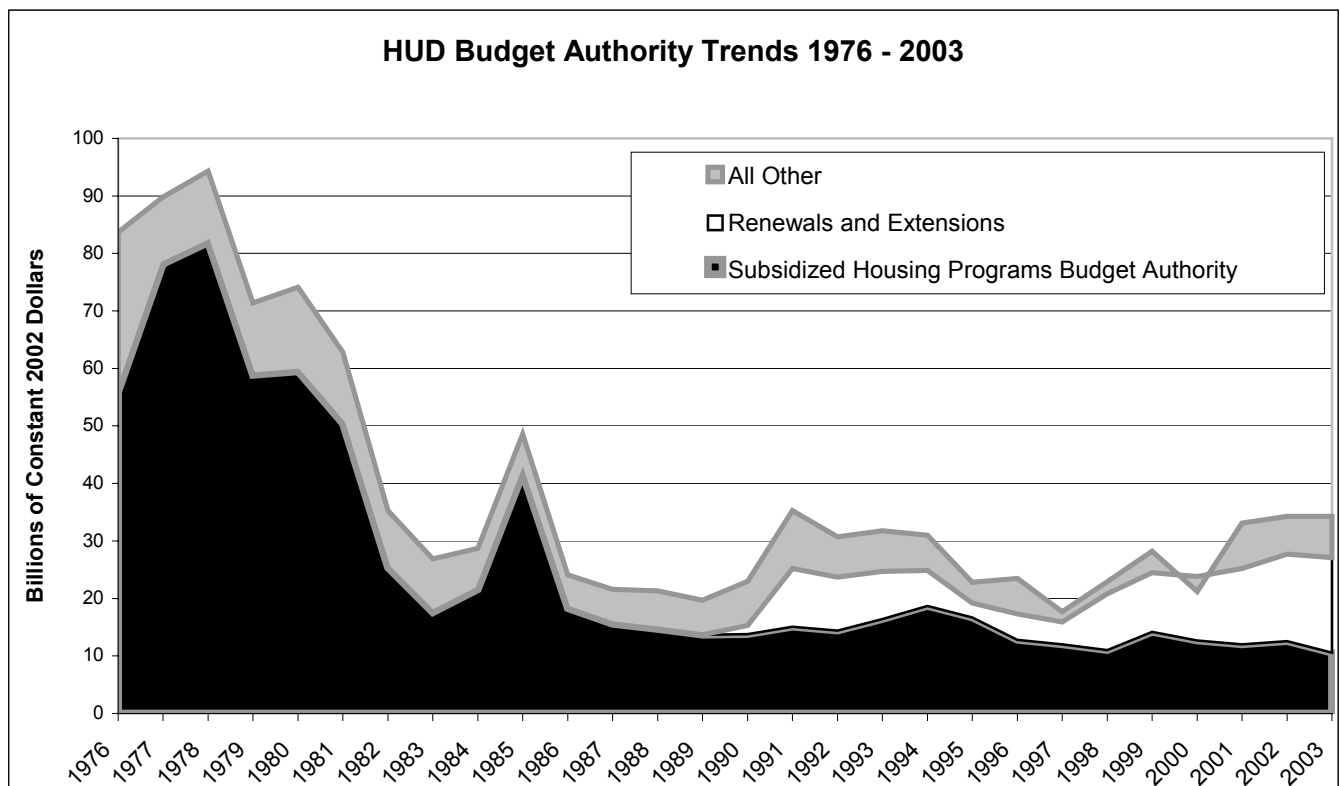


Housing Assistance Overview

Public Housing Authorities (PHAs) administer federal rental assistance in two main ways: public housing and tenant-based assistance (Housing Choice Vouchers, formerly called Section 8 Certificates). In both programs, households pay rents that are a percentage of their adjusted income, usually 30 percent. There are 109 Public Housing Authorities in Illinois: 33 provide public (low-rent) housing, 10 provide Housing Choice Vouchers, and 66 provide both.¹

- Typically, **public housing units** are owned and managed by the public agency. Public housing takes many forms including scattered site single-family houses, town homes, and low, mid and high-rise apartments.
- **Tenant based assistance programs** provide direct rental assistance to renter households to enable them to find their own housing in the open housing market. The amount of the voucher is based on the rent and utility costs of the unit, the family's annual adjusted income, and a payment standard set by the PHA based on the local fair market rent (the average rent for standard quality housing in the area).

The U.S. Department of Housing and Urban Development (HUD) is the funder for these programs. As shown in the chart below, HUD's housing assistance budget authority dropped by 50% since 1976, from \$55.6 billion to \$27.5 billion.

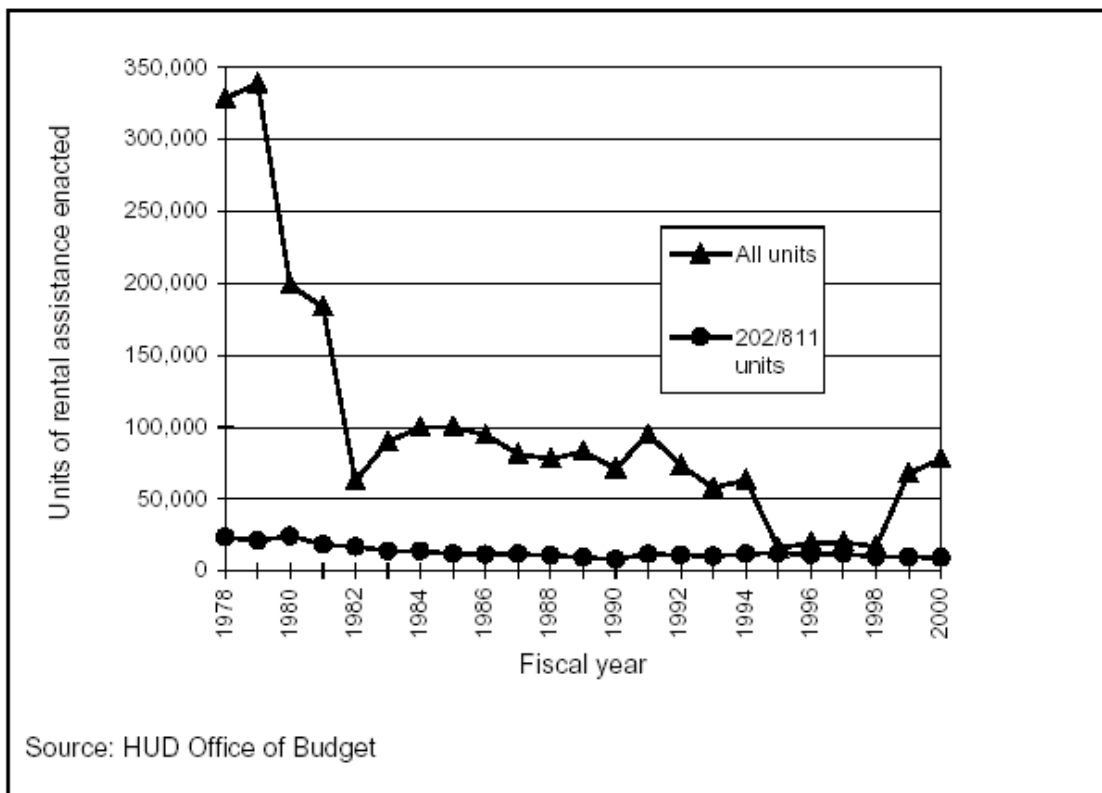


Source: National Low Income Housing Coalition tabulations of HUD Budget Summary data as presented in *Changing Priorities: The Federal Budget and Housing Assistance 1976-2007*. National Low-Income Housing Coalition. August 2002.

¹ Does not include Habitat Property Management Corp., Illinois Housing Development Authority, and Illinois Department of Commerce & Community Affairs.

The spike in budget authority that occurred in 1985 was for a one-time conversion of outstanding public housing debt to grants. This saved money in future years, but added no additional units of housing stock. In addition, the creation of new rental assistance units has decreased in recent years, as shown in the following chart:

New Units of Federal Rental Assistance Have Been Minimal in Recent Years



As printed in: *Rental Housing Assistance— The Worsening Crisis. A Report to Congress on Worst Case Housing Needs.* March, 2000. Office of Policy Development and Research U.S. Department of Housing and Urban Development.

The great demand in Illinois for housing assistance that is not being met can in part be attributed to HUD's declining budget authority for subsidized housing programs, which has resulted in an extremely limited number of new units or vouchers being created in the past decade. Almost all of the 1976 budget authority was spent on expanding the stock of assisted housing through production, rehabilitation, and rental assistance, whereas in 1999 most of it was spent on maintaining or improving the existing stock of housing assistance and renewing expiring subsidy contracts².

In addition, there has been an increase over the past decade in the number of Illinoisans who are poor. The increased number of people who are poor coupled with the lack of new housing assistance in Illinois, leaves many Illinoisans without an affordable place to live.

² Dolbeare, Cushing and Sheila Crowley. *Changing Priorities: The Federal Budget and Housing Assistance 1976-2007.* National Low Income Housing Coalition: Washington D.C. August 2002.

Capacity and Waiting List Detail

Methodology

Data was compiled from multiple publicly available sources, with the most recent available data presented here. The summary tabulations are reported as approximate because both capacity and waiting list numbers can change daily.

- Data on **capacity** was taken from the resident characteristics report and is current as of August 31, 2003. This data can be accessed at <http://pic.hud.gov/pic/RCRPublic/rcrmain.asp>. Other data on capacity is available at <http://www.hud.gov/local/index.cfm?state=il>.
- Data on **waiting lists** was pulled from the most recent available HUD approved public housing plans and updates (primarily from 2002 and 2003 – the year is indicated in the table), with the exception of ‘small’ public housing authorities (under 250 units). The information for those authorities is from the plans each authority submitted for the year 2000³. Small PHAs have an abbreviated plan requirement and are not required to submit waiting list information in their updates. This data can be accessed at <http://www.hud.gov/offices/pih/pha/approved/index.cfm>.
- Data for the **Chicago Housing Authority’s** capacity and waiting lists was taken from the Chicago Housing Authority’s *Annual Plan for Transformation FY 2004 – Year 5*, released September 15, 2003. This data can be accessed at <http://www.thecha.org/transformplan/reports.html>.

Thirteen PHAs combined their public housing and Housing Choice Voucher waiting list numbers in their reports to HUD. For the summary calculations presented here on page 2, half of the people were allocated to the public housing waiting list and half to the Housing Choice Voucher waiting list. In the data tables that follow the numbers are presented as ‘combined’.

With many PHAs, households can be on both the public housing waiting list and the Housing Choice Voucher waiting list. In addition, households can be on more than one PHA waiting list. Usually that only happens with PHAs located in the same geographic area. This is not the case with the majority of PHAs in Illinois. This study does not document duplication in households across lists.

In the tables that follow, HCV stands for Housing Choice Voucher and the shaded sections mean that the housing authority did not offer that type of assistance.

³ Information was not available for three of the small PHAs.

Housing Authority	Total Number of Public Housing Units	Public Housing waiting list (# of households)	Public Housing waiting list status		Total Number of HCVs	HCV waiting list (# of households)	HCV waiting list status		Year waiting list data was reported
Illinois Total	68,845	77,041	--		76,803	56,417	--		--
Adams County Housing Authority	126	80	Open						2000
Alexander County Housing Authority	479	42	Open						2002
Alton Housing Authority	320	144	Open						2003
Aurora Housing Authority	650	335	Open		800	1291	Open		2003
Bloomington Housing Authority	621	44	Closed may open within the plan year		430	276	Closed may open within the plan year		2002
Bond County Housing Authority	154	42	Open						2000
Boone County Housing Authority					238	85	Open		2001
Brown County Housing Authority	62	0	Open						2000
Bureau County Housing Authority	252	28	Open		71	99	Open		2003
Calhoun County Housing Authority	43	2	Open						2000
Carroll County Housing Authority	89	24	Open						2000
Cass County Housing Authority	50	28	Open						2000
Champaign County Housing Authority	592	14	Open		1139	161	Closed may open within the plan year		2002
Chicago Housing Authority	31,536	55,909	Closed will not reopen within plan year		34,070	23,294	Closed will not reopen within plan year		2003
Christian County Housing Authority	383	10	Open		52	5	Closed may open within the plan year		2002

Housing Authority	Total Number of Public Housing Units	Public Housing waiting list (# of households)	Public Housing waiting list status		Total Number of HCVs	HCV waiting list (# of households)	HCV waiting list status	Year waiting list data was reported
Cicero Housing Authority					230	124	Closed may open within the plan year	2000
Clark County Housing Authority	83	2 combined	Open		30	2 combined	Open	2000
Clay County Housing Authority	187	19	Open					2002
Coles County Housing Authority	178	63	Open					2000
Cook County Housing Authority	2176	7280 combined	Closed will not reopen within plan year		11,544	7280 combined	Closed will not reopen within plan year	2003
Cumberland County Housing Authority	92	4	Open		15	1	Open	2000
Danville Housing Authority	527	184	Open		620	299	Closed may open within the plan year	2003
Decatur Housing Authority	875	255	Closed may open within the plan year		1146	233	Closed may open within the plan year	2003
Dekalb County Housing Authority	279	351 combined	Open		539	351 combined	Open	2003
Dewitt County Housing Authority	295	5	Open					2000
DuPage County Housing Authority					2537	3895	Open	2002
Housing Authority of East Peoria					195	98	Closed may open within the plan year	2000
East St. Louis Housing Authority	2225	1178	Open		555	Not available	Not available	2003
Edgar County Housing Authority	200	25	Open		75	0	Closed will not reopen within plan year	2000
Edwards County Housing Authority	53	4	Open					2000
Effingham County Housing Authority	103	6	Open					2000

Housing Authority	Total Number of Public Housing Units	Public Housing waiting list (# of households)	Public Housing waiting list status		Total Number of HCVs	HCV waiting list (# of households)	HCV waiting list status	Year waiting list data was reported
Elgin Housing Authority	255	456	Open		913	470	Closed may open within the plan year	2003
Ford County Housing Authority	60	16	Open		75	12	Open	2000
Franklin County Housing Authority	682	91 combined	Open		65	91 combined	Open	2003
Freeport Housing Authority	441	89	Open		62	42	Closed may open within the plan year	2003
Fulton County Housing Authority	283	11	Open		260	32	Open	2003
Gallatin County Housing Authority	97	0	Open					2000
Granite City Housing Authority	651	12	Open					2003
Greene County Housing Authority	201	23	Open					2000
Grundy County Housing Authority	95	28	Open					2000
Hamilton County Housing Authority	84	15	Open					2000
Hancock County Housing Authority	30	10	Open					2000
Hardin County Housing Authority	146	0	Open					2000
Henderson County Housing Authority					58	0	Open	2002
Henry County Housing Authority	454	64 combined	Open		176	64 combined	Open	2003
Jackson County Housing Authority	826	685	Open		557	1200	Not available	2003
Jefferson County Housing Authority	348	44	Open		99	42	Not available	2003

Housing Authority	Total Number of Public Housing Units	Public Housing waiting list (# of households)	Public Housing waiting list status		Total Number of HCVs	HCV waiting list (# of households)	HCV waiting list status	Year waiting list data was reported
Jersey County Housing Authority	146	40	Open		195	40	Open	2000
JoDaviess County Housing Authority	110	24	Open		41	24	Open	2000
Johnson County Housing Authority	77	0	Open					2000
Joliet Housing Authority	1099	789	Closed may open within the plan year		1039	683	Closed will not reopen within plan year	2003
Kankakee County Housing Authority	315	148	Closed may open within the plan year		708	570	Closed may open within the plan year	2001
Kendall County Housing Authority					160	258	Closed may open within the plan year	2000
Knox County Housing Authority	429	498 combined	Open		280	498 combined	Open	2003
Lake County Housing Authority	619	3794	Open		2392	3824	Not available	2003
LaSalle County Housing Authority	925	340	Open		536	271	Open	2003
Lawrence County Housing Authority	171	0	Open					2000
Lee County Housing Authority	215	60	Open		42	335	Open	2000
Livingston County Housing Authority	236	31	Open		73	27	Open	2000
Logan County Housing Authority	192	60	Open		62	96	Open	2000
Macoupin County Housing Authority	362	580	Open					2002
Madison County Housing Authority	825	1665	Open		916	1610	Closed may open within the plan year	2003

Housing Authority	Total Number of Public Housing Units	Public Housing waiting list (# of households)	Public Housing waiting list status		Total Number of HCVs	HCV waiting list (# of households)	HCV waiting list status	Year waiting list data was reported
Marion City Housing Authority	328	84	Open		120	101	Open	2003
Marion County Housing Authority	445	415 combined	Open		277	415 combined	Open	2003
Mason County Housing Authority	50	10 combined	Open		150	10 combined	Open	2000
Massac County Housing Authority	233	27	Open					2000
Maywood Housing Authority					448	450	Closed will not reopen within plan year	2003
McDonough County Housing Authority	279	277 combined	Open		125	277 combined	Open	2003
McHenry County Housing Authority	23	40	Open		867	1446	Open	2003
McLean County Housing Authority					22	387	Closed may open within the plan year	2000
Menard County Housing Authority	237	40	Open		83	31	Open	2000
Mercer County Housing Authority	60	5	Open		35	Not available	Not available	2000
Moline Housing Authority	486	76	Open		234	331	Closed will not reopen within plan year	2003
Montgomery County Housing Authority	255	11	Open		89	20	Open	2002
Morgan County Housing Authority	415	16	Open		154	115	Open	2003
Mt. Vernon Housing Authority					64	Not available	Not available	Not available
North Chicago Housing Authority	148	20	Open		471	486	Closed will not reopen within plan year	2001

Housing Authority	Total Number of Public Housing Units	Public Housing waiting list (# of households)	Public Housing waiting list status		Total Number of HCVs	HCV waiting list (# of households)	HCV waiting list status	Year waiting list data was reported
Oak Park Housing Authority	198	293	Open		427	1218	Closed may open within the plan year	2003
Ogle County Housing Authority	130	27	Open		141	42	Open	2000
Park Forest Housing Authority					177	227	Closed will not reopen within plan year	2000
Pekin Housing Authority	196	229	Open					2000
Peoria Housing Authority	1849	231	Open		1729	496	Closed may open within the plan year	2003
Perry County Housing Authority	365	15	Open					2003
Piatt County Housing Authority	60	Not available	Not available					Not available
Pike County Housing Authority	234	22	Open					2000
Pope County Housing Authority	126	Not available	Not available					Not available
Pulaski County Housing Authority	134	53	Open					2000
Quincy Housing Authority	411	71	Open		90	77	Open	2003
Randolph County Housing Authority	215	36	Open		50	33	Open	2000
Richland County Housing Authority	75	41	Open		80	46	Open	2000
Rockford Housing Authority	2004	481	Open		1623	1259	Closed will not reopen within plan year	2002
Rock Island City Housing Authority	550	169	Open		167	131	Open	2002
Rock Island County Housing Authority (GMAHA)	516	26	Open		337	270	Closed may open within the plan year	2003

Housing Authority	Total Number of Public Housing Units	Public Housing waiting list (# of households)	Public Housing waiting list status		Total Number of HCVs	HCV waiting list (# of households)	HCV waiting list status	Year waiting list data was reported
Saline County Housing Authority	505	27	Not Available		128	94	Open	2003
Scott County Housing Authority	105	32	Open					2000
Shelby County Housing Authority	132	11 combined	Open		30	11 combined	Open	2000
Springfield Housing Authority	913	131	Open		1898	134	Open	2001
St. Clair County Housing Authority	1016	1999	Open		1909	3207	Open	2001
Union County Housing Authority	346	36	Open					2003
Vermilion County Housing Authority	212	94	Open		108	191	Closed may open within the plan year	2000
Wabash County Housing Authority	156	12	Open					2000
Warren County Housing Authority	275	27	Open		100	19	Open	2003
Waukegan Housing Authority	447	296	Closed will not reopen within plan year		594	193	Open	2002
Wayne County Housing Authority	234	46 combined	Open		70	46 combined	Open	2000
White County Housing Authority	115	13	Open					2000
Whiteside County Housing Authority	264	79	Open		285	321	Closed will not reopen within plan year	2003
Williamson County Housing Authority	725	61	Open		163	40	Closed may open within the plan year	2002
Winnebago County Housing Authority	310	300	Open		323	1099	Closed will not reopen within plan year	2003
Woodford County Housing Authority	64	67 combined	Open		240	67 combined	Open	2000

